

LOFT ROOM  
14'6" x 7'10"  
4.42 x 2.39 m

SECOND FLOOR

KITCHEN/ DINING ROOM  
14'6" x 6'2"  
4.42 x 1.88 m

RECEPTION ROOM  
11'5" x 12'3"  
3.48 x 3.73 m

ENTRANCE HALL  
4'3" x 3'3"  
1.31 x 1.00 m

BATHROOM  
5'5" x 4'2"  
1.65 x 1.27 m

LANDING  
5'5" x 9'6"  
1.65 x 2.90 m

BEDROOM 2  
10'4" x 8'0"  
3.15 x 2.44 m

PRIMARY BEDROOM  
10'4" x 10'4"  
3.15 x 3.15 m

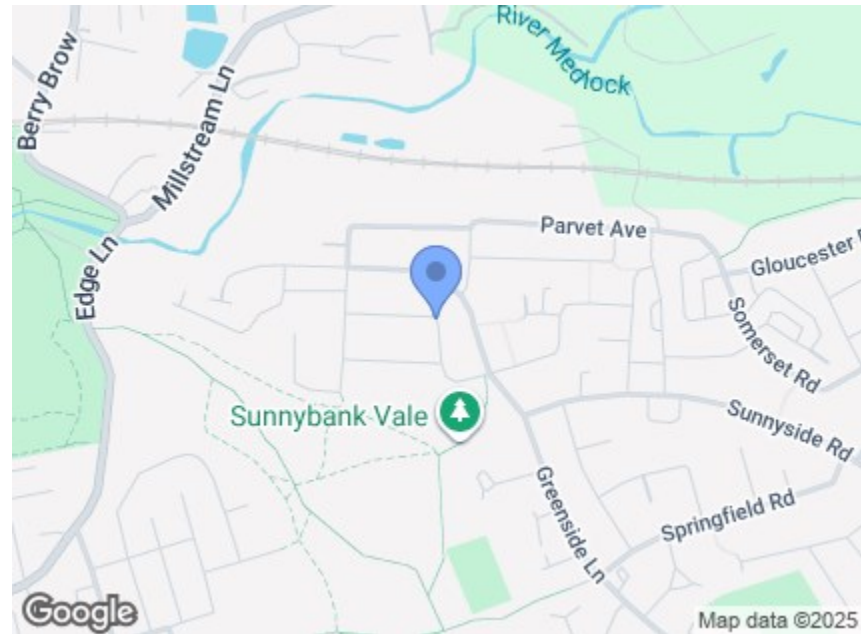
BEDROOM 3  
5'5" x 4'2"  
1.65 x 1.27 m

FIRST FLOOR

GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 60 m²/651 sq.ft  
GROUND FLOOR: 24 m²/260 sq.ft, FIRST FLOOR: 26 m²/278 sq.ft  
SECOND FLOOR: 10 m²/113 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

CHARLES LOUIS  
HOMES LIMITED



Directions

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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31 Briarwood Avenue  
Droylsden, Manchester, M43 7RQ  
£1,150 Per month



- Bright front lounge
- loft conversion
- 2 spacious bedrooms
- modern kitchen diner

# 31 Briarwood Avenue

## Droylsden, Manchester, M43 7RQ

Charles Louis are pleased to bring to the market this lovely, bright, spacious well-presented three-bedroom semi-detached home located in a popular residential area of Droylsden.

Offering generous living space, modern interiors and excellent access to local amenities and transport links, this property is ideal for families or professionals.

The property opens with a welcoming entrance leading into a bright front living room. To the rear is a spacious kitchen/diner with ample storage and room for family dining. The first floor offers two well-sized bedrooms, a third room - ideal for an office or hobby room and a modern bathroom. A further adjustable staircase leads to a loft-converted room, perfect as an additional sleeping space,

Externally, the home benefits from off-road parking at the front and a private rear garden, ideal for outdoor use.

Situated in the heart of Droylsden, the home is close to excellent local amenities, schools, supermarkets, parks and convenient transport links into Manchester city centre.

Available from 28th December 2025 - Viewing highly recommended,

### Entrance

4'3" x 3'3" (1.31 x 1.00)

### Front Living

11'5" x 12'2" (3.48 x 3.73)

### Front Bed

10'4" x 10'4" (3.15 x 3.15)

### Rear Bed

10'4" x 8'0" (3.15 x 2.44)

### Small Bed

5'4" x 4'1" (1.65 x 1.27)

### Loft Conversion

14'6" x 7'10" (4.42 x 2.39)

### Bathroom

5'4" x 4'1" (1.65 x 1.27)